

STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT INTERGOVERNMENTAL POLICY DIVISION

October 1, 2007

Members of the Continuing Legislative Committee on
State Planning and Development:

The Honorable Eric D. Coleman
The Honorable Art Feltman
The Honorable Jonathan A. Harris
The Honorable Leonard Fasano
The Honorable Craig A. Miner
The Honorable Joseph J. Crisco, Jr.
The Honorable Bill Finch
The Honorable Antonio (Tony) Guerrera
The Honorable Jack Malone
The Honorable Richard Roy

Dear Senators and Representatives:

In accordance with Section 16a-32 of the Connecticut General Statutes, the Office of Policy and Management (OPM) is providing notice to the Continuing Legislative Committee on State Planning and Development that it is in receipt of an application for an interim change to the *Conservation and Development Policies Plan for Connecticut, 2005-2010 (C&D Plan)*. The application is from the Town of South Windsor to change the C&D designation for 19 parcels within the Town. The application states that the changes are being requested in order to provide consistency between OPM's Conservation and Development Policies Plan and the land uses and infrastructure that exist in South Windsor.

In accordance with the recent actions of the Legislative Regulation Review Committee, OPM is seeking written approval from the Continuing Committee prior to initiating these proposed revisions to the C&D Plan. If the Continuing Committee directs OPM to undertake the revision process, OPM will process the application in accordance with its regulations.

Sincerely,

A handwritten signature in black ink, appearing to read "W. David LeVasseur".

W. David LeVasseur, Undersecretary
Intergovernmental Policy Division

Attachments: Town of South Windsor Interim Change application



Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074-2786

AREA CODE 860/644-2511

FAX 860/644-3781

MATTHEW B. GALLIGAN
Town Manager

RECEIVED

September 20, 2007

SEP 25 2007

W. David LeVasseur, Undersecretary
Intergovernmental Policy Division
Office of Policy and Management
450 Capitol Avenue
Hartford, CT 06106-1379

OPM / IGP DIVISION
UNDERSECRETARY OFFICE

Re: Modifications to the State Conservation and Development Policies Plan

Dear Mr. LeVasseur:

Thank you for your recent revision to 20-acre Town-owned property in our I-291 Corridor Zone in the State Conservation and Development Policies Plan. We are in need of your assistance once again for technical corrections. In 2004, the Town of South Windsor, at OPM's request, reviewed the draft Conservation and Development Policies Plan. As a result of that review opportunity, the Town submitted much up-to-date information including zoning and built areas. We are pleased to see that many of the suggested revisions that we submitted are reflected in the 2005-2010 Plan. However, we note that there are some areas that still appear to be included in categories that do not make sense mainly because of what has already been constructed in these areas. Some of the construction is decades old (such as 1950's and 60's housing and industrial development). There is even a 100-year-old clay mining and brick manufacturing operation that is still classified as land to be conserved or preserved.

These areas are detailed on the enclosed maps. The planimetric maps show OPM's category designation and South Windsor's areas of concern where our zoning, infrastructure and existing land use do not support land conservation/preservation designations. The orthophotos (2005 flight) show existing land uses within those areas of concern. The areas of concern on the orthophotos correspond to the areas of concern on the planimetric maps. Following is a brief narrative regarding the rationale for reclassifying each area into either growth or neighborhood conservation categories.

1. Industrial/Commercial Areas

- A. Industrially-zoned land on the east side of Nutmeg Road North. This land has been zoned industrially for at least 50 years, is fully sewered, and is more than 50% built. The quarry that is visible in the top 1/3 of the zone is a brick manufacturer that has been in operation for about 100 years and has about 100 years of clay still available. The ponds are quarry ponds.

- B. Industrially-zoned land on the west side of U.S. Route 5 (a 4-lane, high-speed arterial road) has been zoned industrial for 50+ years and has sewer & water in Route 5.
 - C. Commercially zoned land on Route 194 (Sullivan Avenue) has been zoned commercial for 50+ years, is about 50% built (much of it in the 1960's and 70's). Sullivan Avenue has sewers and water.
 - D. Commercially-zoned land on the east side of Brookfield Street, is the home of a trucking/construction company that has been in existence for decades. It is now the home of Environmental Services Inc, a contractor that the State DEP uses for environmental clean-up. The area is fully sewerred.
 - E. Commercially-zoned land on the north side of Route 30 (Ellington Road) just west of Route 194. This area was developed in the 1970's and 80's and has public sewer and water.
 - F. Commercially-zoned land on the west side of Route 5. The area was primarily developed in the 1960's and 70's and has public water & sewer.
2. Residential Areas
- A. Property on west side of Route 194 (Sullivan Avenue) has 45 senior condominiums constructed, on sewers and public water.
 - B. Property on west side of Route 194 has 18 senior condominiums constructed, on public sewer and water.
 - C. Heritage Rd subdivision on west side of Route 194 is fully developed with single family houses, on public sewer.
 - D. Area on west side of Route 194 just north of intersection with Route 30 is fully developed with single family houses (built in the 1950's and 60's), public sewer in Route 194.
 - E. Area along Clark and Deming streets is fully developed with single family houses, public sewer and water.
 - F. Property on Route 30 (Ellington Rd) is fully developed (about 20 years ago) with approx. 40 single family and duplex condominiums, public sewer and water.
 - G. Area along Governor's Highway is fully developed with older houses (1960's), public sewer and water.
 - H. Property on Day Drive has 20 senior housing condominiums on public sewer and water.
 - I. Abar Lane, 25-year-old single family subdivision, public sewer and water.
 - J. Single-family subdivision on Green Lane, fully built out, public water and sewer.
 - K. K1: Area has one built-out single family subdivision west of Barber Hill Rd; another 17-lot single family subdivision is under construction now, public water and sewer (ridgeline protected as open space).
K2: Town tried to purchase as open space but couldn't come close to the price a developer was able to pay (much higher than appraised value). Properties were sold to a developer and an open space subdivision plan (64 lots with public water and sewer) is now pending with the Planning and Zoning Commission. The Town will preserve 50% of the land as open space.
 - L. Area on Lawrence Rd built out as single family lots, public sewer and water.
 - M. Area on Avery Street (major Intertown collector street) with single family homes north of Beelzebub Rd, a church south of Beelzebub Rd, public sewer and water.

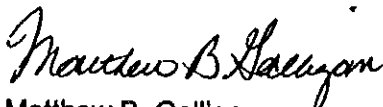


W. David LeVasseur, Undersecretary
Modifications to the State Conservation and Development Policies Plan
September 20, 2007
Page 3

We respectfully request that OPM "clean up" these last several areas, in order to provide consistency between OPM's Conservation and Development Policies Plan and the land uses and infrastructure that exist in South Windsor.

The planimetric mapping is available in GIS format. If you have any questions, or would like to obtain GIS files, please contact Marcia Banach, AICP, Director of Planning, at 860-644-2511, ext. 253. Thank you in advance for your assistance.

Very truly yours,



Matthew B. Galligan
Town Manager

MBG:ck

Enclosures

Cc: C. Fred Shaw, Superintendent of Pollution Control
Marcia Banach, Director of Planning



**South Windsor Industrial/Commercial
Zoning and State POCD
Areas of Concern**



3,000 0 3,000 6,000 9,000 Feet



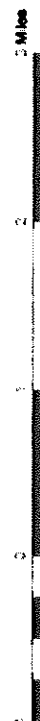
South Windsor Industrial/Commercial Zones
Areas of Concern



South Windsor Residential Zoning and State POCD Areas of Concern



South Windsor Residential Zones
Areas of Concern



South Windsor Industrial/Commercial
Development and State POCD
Areas of Concern A & B



500 0 500 1,000 1,500 Feet



Areas of Concern



South Windsor Industrial/Commercial
Development and State POCD
Areas of Concern C & D

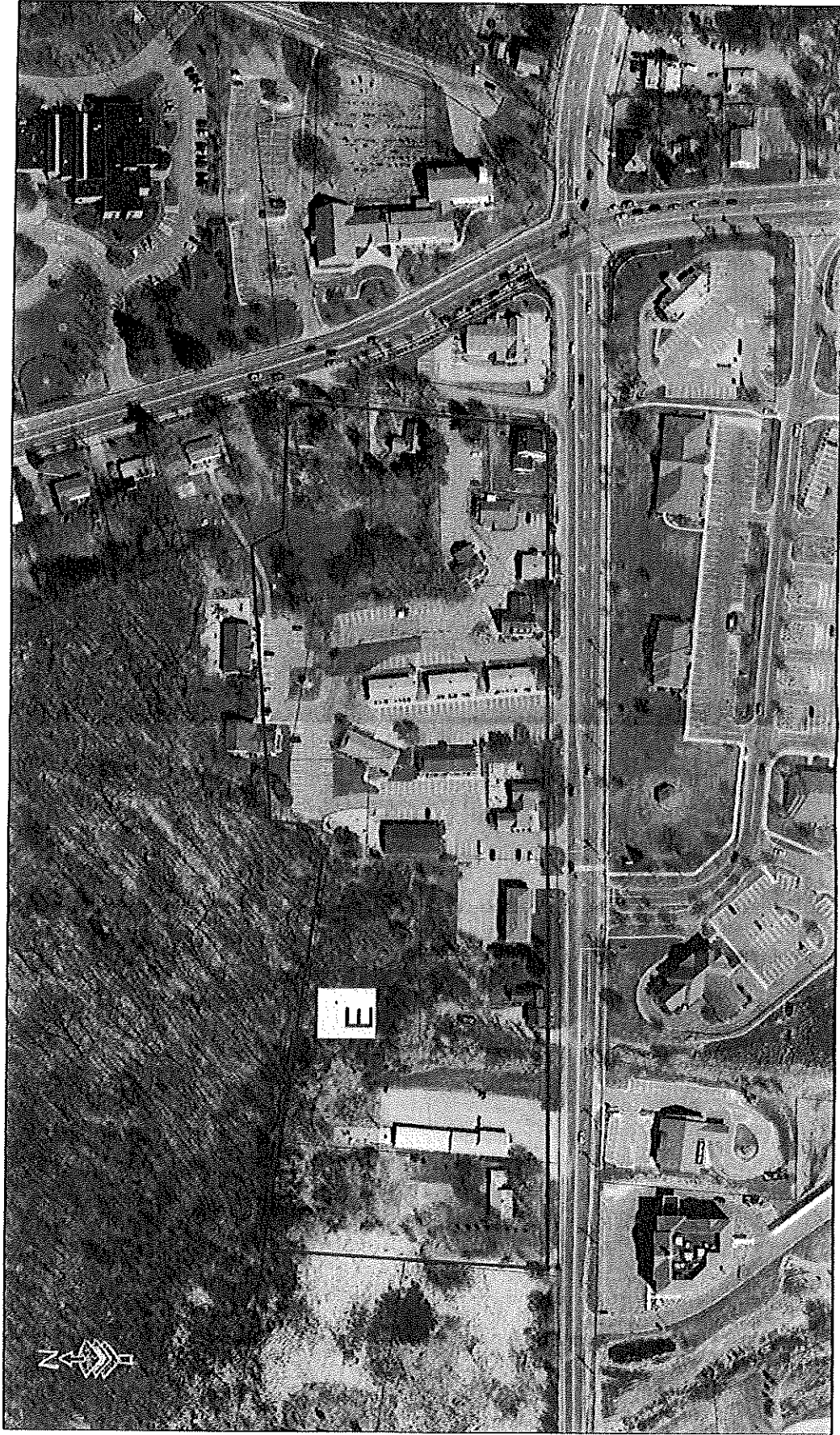


500 0 500 1,000 1,500 Feet



Areas of Concern

South Windsor Industrial/Commercial
Development and State POCD
Area of Concern E



Areas of Concern



South Windsor Industrial/Commercial
Development and State POCD
Area of Concern F



100 0 100 200 300 Feet

 Areas of Concern

South Windsor
GIS
Geographic Information Systems

South Windsor Residential
Zoning and State POCD
Areas of Concern A-F

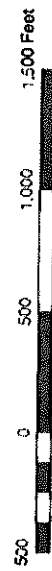
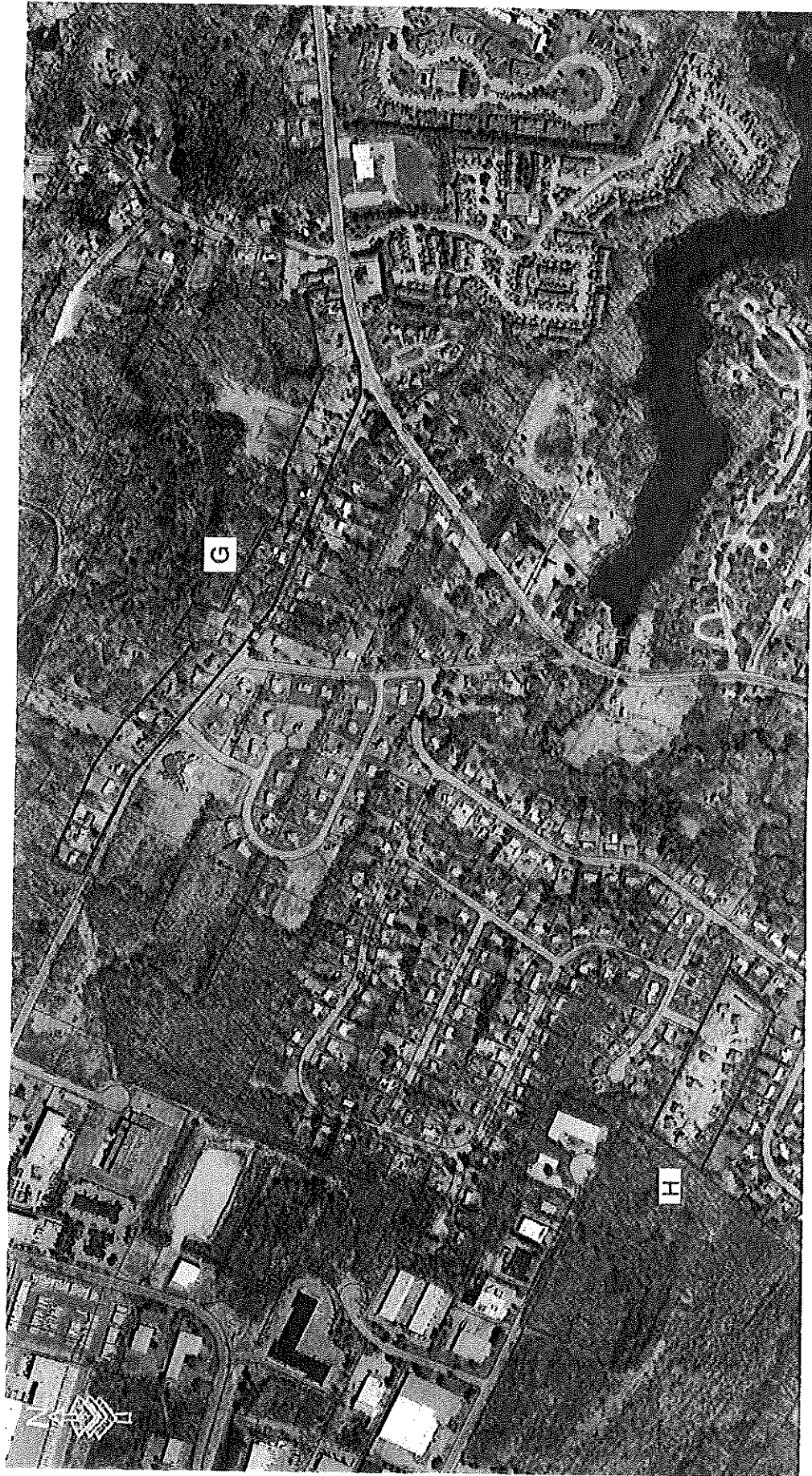


500 0 500 1,000 1,500 Feet

 South Windsor Residential Zones
 Areas of Concern

South Windsor
GIS
Geographic Information Systems

South Windsor Residential
Zoning and State POCD
Areas of Concern G, H



South Windsor Residential: Zones
Areas of Concern

South Windsor Residential Zoning and State POCD Areas of Concern I-K



500 0 500 1,000 1,500 Feet

South Windsor Residential Zones
Areas of Concern



South Windsor Residential
Zoning and State POCD
Areas of Concern L, M



500 0 500 1,000 1,500 Feet

 South Windsor Residential Zones
 Areas of Concern

South Windsor
GIS
Geographic Information Systems